THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE NUMBER 14-12

AN ORDINANCE AUTHORIZING THE ACQUISITION OF A 5' X 10' STRIP OF REAL PROPERTY AT THE SOUTHEASTERN TERMINUS OF A PUBLIC ALLEY NORTH OF 90 E. CHESTNUT STREET, COAL CITY, GRUNDY COUNTY, ILLINOIS FOR PUBLIC PURPOSES BY THE VILLAGE OF COAL CITY

NEAL E. NELSON, President PAMELA M. NOFFSINGER, Village Clerk

GEORGETTE VOTA ROSS BRADLEY TIMOTHY BRADLEY TERRY HALLIDAY DAVID TOGLIATTI JUSTIN WREN Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City on May 27, 2014

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WHEREAS, the Village of Coal City (hereinafter, "the Village") is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and

WHEREAS, the Village is a non-home rule municipality and, as such, may exercise delegated statutory and Constitutional powers and such powers as are necessarily implied therefrom; and

WHEREAS, the Village is authorized and empowered by the General Assembly pursuant to 65 ILCS 5/2-3-8 to acquire and hold property for corporate purposes; and

WHEREAS, the Village is specifically authorized and empowered by the General Assembly pursuant to 65 ILCS 5/11-105-1 to accept or receive public grounds located with the corporate limits and hold and maintain such grounds or lands and supervise or regulate their use for any proper public purpose; and

WHEREAS, the Village is desirous of receiving the territory conveyed by the quitclaim deed herein accepted to be used for all public alley and right-of-way purposes, including, without limitation, above-ground and underground utilities, in order to preserve and maintain ingress and egress in and out of the east end of that certain public alley south of and parallel to Park Street and north of and parallel to Chestnut Street, immediately adjacent to and west of Kankakee Street; and

WHEREAS, the Corporate Authorities hereby find that certain real property legally described in the quitclaim deed attached hereto as Exhibit A (hereinafter, "Subject Property"), is

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useful, necessary and advantageous for the Village to acquire for alley purposes and maintain under public ownership and control; and

WHEREAS, the Corporate Authorities of the Village hereby find and determine that it is in the public interest to accept a quitclaim deed to the Subject Property.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. Acceptance.

- A. The Village of Coal City accepts the Quitclaim Deed for the Subject Property, attached hereto as Exhibit A, in order to utilize the Subject Property for public alley and right-of-way purposes, including, without limitation, above-ground and underground utilities, in order to preserve and maintain ingress and egress in and out of the east end of that certain public alley south of and parallel to Park Street and north of and parallel to Chestnut Street, immediately adjacent to and west of Kankakee Street.
- B. The Village attorney is hereby authorized and directed to execute such documents and take such steps as may be necessary and convenient to implement the provisions of this Ordinance.
- C. The Village Clerk is authorized and directed to cause the deed herein accepted to notice be recorded in the offices of the Grundy County Recorders of Deeds.

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SECTION 3. Repealer. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Saving Clause. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO ORDAINED this 27 day of 9, 2014, at Coal City, Grundy and Will Counties, Illinois.

AYES: 4

ABSENT: O

NAYS: O

ABSTAIN: O

VILLAGE OF COAL CITY

Neal E. Nelson, President

Attest:

Pamela M. Molfpinger Clerk

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EXHIBIT A

Quitclaim Deed

(Attached on the following pages)

4839-2595-9963, v. 1

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QUITCLAIM DEED

MAIL TO:

Mark R. Heinle Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C. 1979 N. Mill Street, Suite 207 Naperville, IL 60563

<u>NAME AND ADDRESS</u> <u>OF TAXPAYER</u>:

Village of Coal City Attn: Village Administrator 515 S. Broadway Coal City, IL 60416

THE GRANTOR, ROBERT SCHWEITZER, of the Village of Coal City, County of Grundy, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, does hereby CONVEY AND QUIT CLAIM to THE GRANTEE, VILLAGE OF COAL CITY, an Illinois municipal corporation located in the Village of Coal City, Counties of Grundy and Will, State of Illinois, all interest in the following described Real Estate situated in the County of Grundy, in the State of Illinois, to wit:

THAT PART OF WESTERLY 5.00 FEET OF KANKAKEE STREET, AS HERETOFORE VACATED BY DOCUMENT NUMBER 350158, LYING SOUTH OF THE EASTERLY EXTENSION OF THE CENTERLINE OF THE 20 FOOT WIDE EAST-WEST ALLEY IN BLOCK 1 IN THE ORIGINAL TOWN OF COAL CITY, IN SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 27 IN SAID BLOCK 1, ALL IN GRUNDY COUNTY, ILLINOIS. CONTAINING 50 SQUARE FEET MORE OR LESS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois. To HAVE AND HOLD said premises forever.

Subject to general real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building and easements, licenses and other encumbrances reserved to, granted to, or otherwise acquired by the GRANTOR or any public utility provider now has or might have over and upon the premises; existing subdivision, county or municipal ordinances.

Permanent Index Number: Part of 09-02-303-013

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STATE OF ILLINOIS)
) SS
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ROBERT SCHWEITZER, as personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and each acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 30 day of May

Commission expires April 2, 20 15

STATE OF ILLINOIS **DEPARTMENT OF REVENUE** STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX

I hereby declare that this deed represents a transaction exempt under provisions of 35 ILCS 200/31-45(b)(1) of the Real Estate Transfer Tax Law.

Dated this 30^{rt} day of May, 2014.

Neal E. Nelson By: Its:

Village President

PREPARED BY:

Mark R. Heinle Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C. 1979 N. Mill Street, Suite 207 Naperville, IL 60563

Common Description of Real Estate:

5' x '10 foot strip of land at southeastern terminus of public alley, immediately north of 90 East Chestnut Street

DATED THIS / DAY OF MAY, 2014.

Robert Schweitzer

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STATEMENT BY GRANTOR AND GRANTEES

The Grantor or its agent affirms that, to the best of its/his knowledge, the name of the Grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

0 1 1 1 -

Date: 5-1)-14	Signature:	Granto	or or Agent
SUBSCRIBED and SWORN to be this _/5 day of May, 2014. Notary Public, in and for the Count My commission expires on April	wer		OFFICIAL SEAL PAMELA M NOFFSINGER NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires April 2, 2015

The Grantees or their agent affirms that, to the best of their/his knowledge, the names of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 5-30-14 Signature:

SUBSCRIBED and SWORN to before me this day of May, 2014.

OFFICIAL SEAL NOTARY PUBLIC, STATE OF ILLINOIS Notary Public, in and for the County of Grundy, State of Hinrois

My commission expires on April 2, 2015.

4812-5445-0459, v. I

Ordinance 14-12 PLAT OF DEDICATION For Public Alley to the Village of Coal City, Illinois That part of the vacated westerly 5.00 feet of Kankokee Street, as heretofore vacated by Document Number 350158, lying south of the easterly extension of the centerline of the 20 foot wide east—west alley in Block 1 in the Original Town of Coal City, in Section 2, Township 32 North, Range 8 East of the Third Principal Meridian, and lying north of the easterly extension of the north line of Lot 27 in said Block 1, all in Grundy County, Illinois.
Contolning 50 square feet more or less. PIN: 09-02-303-013 LOT 2 03-03-00 1 - 5' - 225' REET SEE DETAIL ! (25) 20 20' WIDE PUBLIC ALLEY (24*) ORIGINALTOWN 5.00 OF COAL CITY CENTERLINE OF 20' WIDE PUBLIC ALLEY *Our Sk. O. - 252-013 댎 LOT 2T 135) NORTH LINE OF LOT 27 LINE EAST LINE OF LOT 27 EAST LOT 27 KANKAKEE DETAIL 1 NH. Approved by the Plan Commission of the VILLAGE OF COAL CITY, ILLINOIS at a meeting held this ____ day of ____ A.D. 201__ By: Chairman - Plan Commission (23) I hereby certify that I find no deferred installments of outstanding unpoid special assessments due against the property described herson. By: PAMELA M. NOFFSINGER - VILLAGE CLERK STREET STATE OF ILLINOIS) SS CHESTNUT COUNTY OF GRUNDY) Approved by the President and Board of Trustees of the VILLAGE OF COAL CITY, ILLINOIS, at a meeting held this ____ day of _____ A.D. 201__)) SS STATE OF ILLINOIS STATE OF ILLINOIS SS I, the undersigned, Robert Schweitzer, do hereby certify that I am the owner of the property described hereon and that I have caused said property to be surveyed for the purpose of dedicating same for Public Alley as shown hereon. COUNTY OF COOK I. DAN C PARLBERG, on lilinois Professional Land Surveyor, do hereby state that have surveyed the property described in the coption to the hereon drawn plot. For the purpose of dedicating same of for PUBLIC ALLEY and that the solid plot is a true and correct representation of the survey and dedication. Dimensions are the et and decimal parts thereof. DATED THIS _____ DAY OF ___ SOUTH HOLLAND, ILLANDS March 28, 2014

Certificate No. 035-003243

Expires November 30, 2014 BY: ROBERT SCHWEITZER STATE OF ILLINOIS) SS COUNTY OF COOK SS d Notary Public in and for said County in the State aforesaid, do hereby certify that ROBERT SCHWITZER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth. Robinson Engineering, Ltd. does hereby state that a survey has been ma and under its direction to the property described hereon for the purpose dedicating same for PUBLIC ALLEY as shown hereon. BY: Director of England , A.D. 201_ GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF __ NOTARY PUBLIC S14-02-17(B) This plat was filed for record in the Recorder's Office of GRUNDY COUNTY, Illinois. Robinson Engineering, Ltd. and its employees do not warrant or guarantee the accuracy of the information relative to the ownership of the property covered by this instrument. ROBINSON ENGINEERING, LTD. 201 4700 FAX 014 10 COPYRIGHT 2014
RLINOIS DESIGN FIRM REGISTRATION NO. 184001128. at _____ o'clack __M, as Doc. Number __ VILLAGE OF COAL CITY GRUNDY COUNTY RECORDER OF DEEDS 515 S. BROADWAY PROPERTY INFORMATION: PIN 09-02-303-013 COAL CITY, ILLINOIS 60416 AFTER RECORDING RETURN TO: VILLAGE OF COAL CITY 515 S. BROADWAY COAL CITY, IL 60416 ADDRESS: 90 E. CHESTNUT STREET COAL CITY, ILLINOIS 60416 Orem by: MED R.E.G./D.C.P. Scale: 1'=20' S14-02-017 S14-02-017 COAL CITY VACATION-DEDICATION.DWG

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